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BOOK 137 PAGE 137

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REC \$ 15.00
AUD \$ 15.00
R.M.F. \$ 1.00

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Prepared by Martin R. Anderson, 1300 50th Street, Suite 104,
West Des Moines, Iowa, 50266 (515) 225-2600.

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, the undersigned, ROBERT L. HESTER and HELEN M. HESTER, husband and wife, as GRANTORS, hereby grant, convey and transfer unto ROBERT L. HESTER and HELEN M. HESTER, as Trustees, of the ROBERT AND HELEN HESTER REVOCABLE TRUST, DATED JANUARY 9, 1997, as GRANTEE, all of GRANTOR'S right, title and interest in and to the following described real estate, severing all rights of survivorship and including all after acquired title, in Madison County, Iowa:

- (a) The West One-half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) of Section 34, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, except that part of the NW $\frac{1}{4}$ of said Section 34 described as: Beginning at the Northwest corner of said Section 34; thence on an assumed bearing of South 89° 46' 00" East 394.58 feet along the North line of the NW $\frac{1}{4}$ of said Section 34; thence South 00° 00' 00" East 501.81 feet; thence North 90° 00' 00" West 394.58 feet to the West line of said NW $\frac{1}{4}$; thence North 00° 00' 00" East along said West line 503.42 feet to the NW corner of said Section 34 and the point of beginning, containing 4.55 acres.
- (b) The Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 27, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.
- (c) The South 46.17 acres of the North 66.17 acres of the East One-half of the Northeast Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$) of Section 1, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, except beginning at a point West 1321.3 feet, North 0° 28' West 362.3 feet and North 89° 32' East 33.0 feet of the Northeast corner of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 1, said point being on the East right of way line of a Madison County Secondary Road, thence North 0° 28' West 75.0 feet, thence North 89° 32' East 100.0 feet, thence South 0° 28' East 75.0 feet, thence South 89° 32' West 100.0 feet to the point of beginning,

containing 0.17 acres, more or less, and except Parcel "A" located in the SE $\frac{1}{4}$ NE $\frac{1}{4}$, of said Section 1, more particularly described as follows:

Commencing at the SW corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 1; thence North 0° 00' 00" East along the West line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 1 488.88 feet to the point of beginning; thence South 89° 26' 23" East 443.75 feet; thence North 0° 05' 48" West 733.71 feet; thence South 88° 49' 17" East 220.00 feet to a point in an existing fence; thence South 0° 05' 48" East along an existing fence 856.34 feet; thence North 89° 26' 23" West 530.92 feet to a point on the West line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 1; thence North 0° 00' 00" East along the West line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 1 50.00 feet to the point of beginning, containing 5.374 acres; and except a tract of land described as follows:

Commencing at the SE corner of the South 46.17 acres of the North 66.17 acres of the E $\frac{1}{2}$ NE $\frac{1}{4}$ of said Section 1, thence North 858 feet; thence West 660 feet, thence South 858 feet, thence East 660 feet to the point of beginning, containing 13 acres, more or less.

Subject to all other rights, reservations, restrictions, easements, liens and encumbrances of record.

THIS DEED IS EXEMPT FROM THE IOWA TRANSFER TAX, IOWA CODE § 428A.1, AS A TRANSFER FOR CONSIDERATION LESS THAN \$500.00, IN ACCORDANCE WITH IOWA CODE § 428A.2, EXEMPTION 21.

Covenants and Warrants. GRANTOR does hereby covenant with GRANTEE, and GRANTEE'S successors in interest, that GRANTOR holds the real estate by title in fee simple; that GRANTOR has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and GRANTOR covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

Relinquishment of Dower; Words and Phrases. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

DATED THIS 9th DAY OF JANUARY, 1997.

Robert L. Hester
ROBERT L. HESTER

Helen M. Hester
HELEN M. HESTER

STATE OF IOWA)
) SS.
COUNTY OF POLK)

THIS IS TO CERTIFY that on this 9th day of JANUARY, 1997, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared ROBERT L. HESTER and HELEN M. HESTER, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed.

Martin R. Anderson
Martin R. Anderson
Notary Public in and for Iowa
My Commission Expires: 9-20-99

